



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

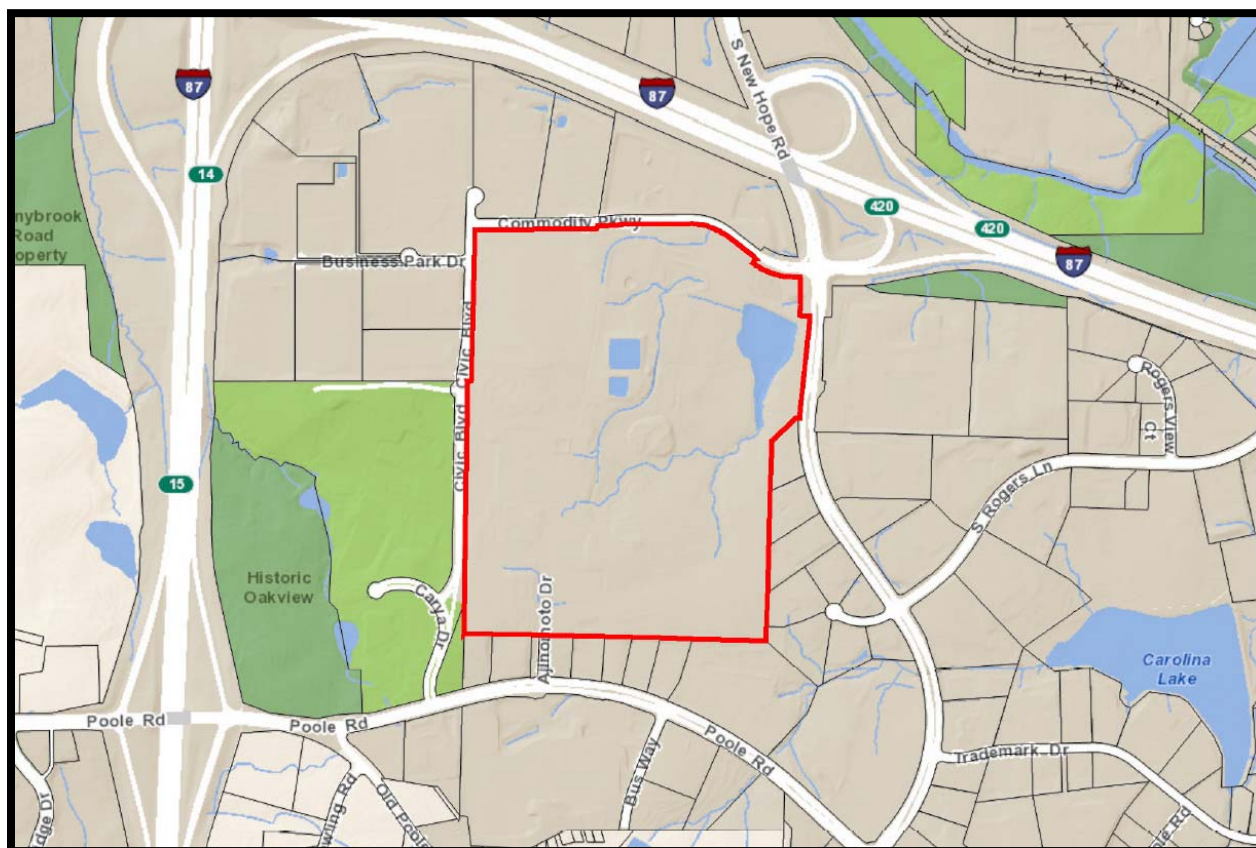
**Case File:** A-15-18

**Property Address:** 4020 Ajinomoto Drive

**Property Owner:** Ajinomoto North America, Inc.

**Project Contact:** Samuel T. Oliver, Jr.

**Nature of Case:** A request for both a 70' height variance and a one story increase to the maximum heights allowed under Section 4.4.1.D1. of the Unified Development Ordinance to both legalize the two existing manufacturing facilities and construct one additional 120' tall general building as well as a variance from the requirement of a Type B1 or Type B2 Transitional Protective Yard under Section 7.2.4.A of the Unified Development Ordinance provided the owner maintains the existing protective yard buffers and plantings on a 119.12 acre site zoned Heavy Industrial and located at 4020 Ajinomoto Drive.

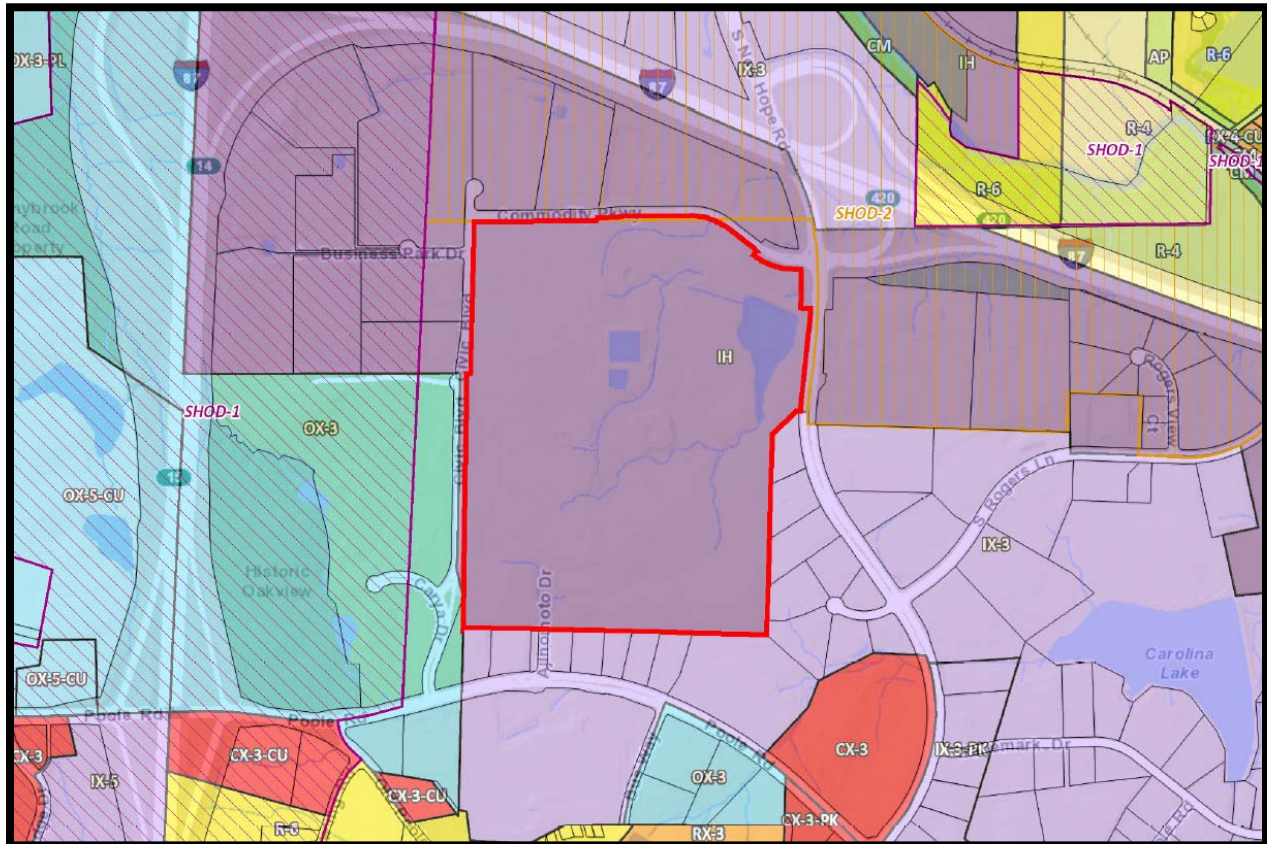


**4020 Ajinomoto Drive – Location Map**

To BOA: 2-12-18

Staff Coordinator: Eric S. Hodge, AICP

**ZONING  
DISTRICTS:** Heavy Industrial



### 4020 Ajinomoto Drive – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Heavy Industrial

<u>Yard Type</u>	<u>Minimum Setback (Principal Bldg)</u>
Primary Street	50'
Side Street	50'
Side	0'
Sum of interior Sides	40'
Rear	0'
Sum of Rear and Primary Street	70'



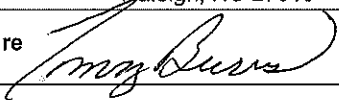
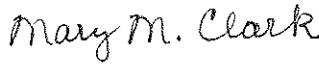
# Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

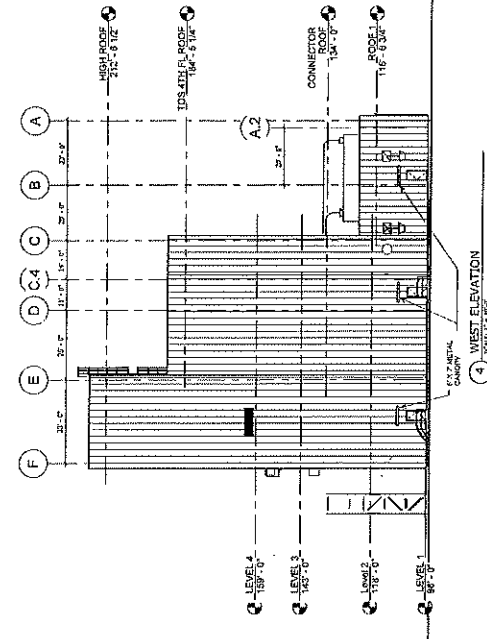
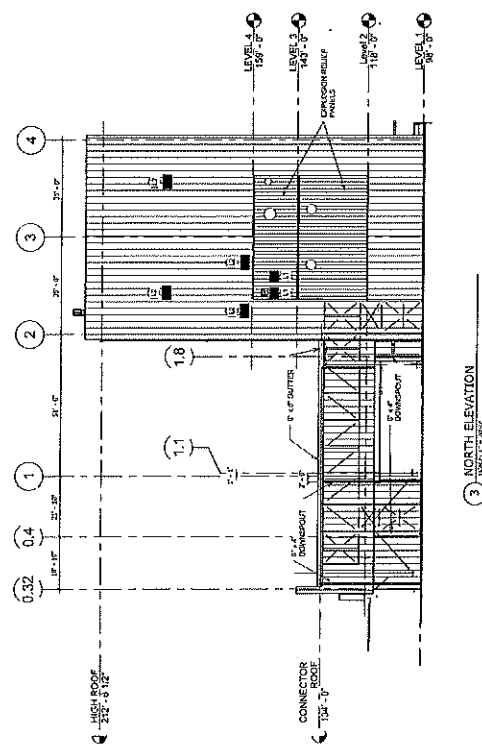
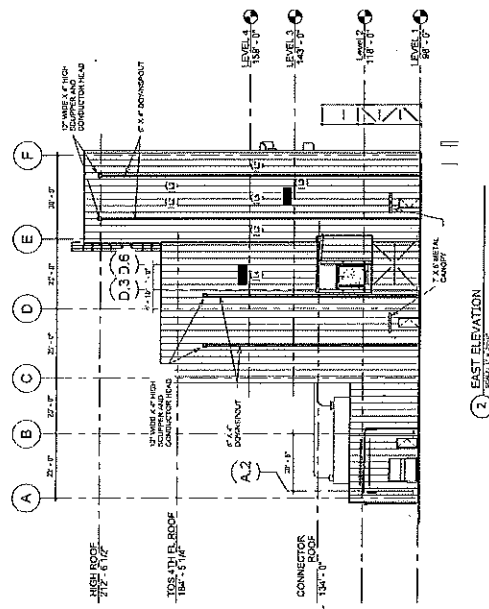
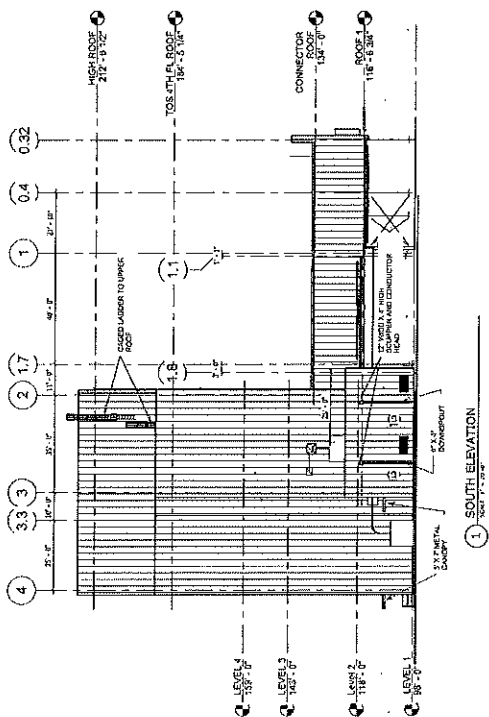
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<b>Nature of variance request (if more space is needed, submit addendum on separate sheet):</b> Request a variance of seventy (70) feet from the fifty (50) foot height limitation to allow building height of one hundred twenty (120) feet for the construction of a manufacturing facility.	<b>Transaction Number</b>  <b>A-15-18</b>
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b>	

GENERAL INFORMATION		
<b>Property Address</b> 4020 Ajinomoto Drive		<b>Date</b> 1/11/2018
<b>Property PIN</b> 1723962582	<b>Current Zoning</b> IH	
<b>Nearest Intersection</b> Poole Road		<b>Property size (in acres)</b> 119.12
<b>Property Owner</b> Ajinomoto North America, Inc.	<b>Phone</b> 919-723-2139	<b>Fax</b> n/a
<b>Owner's Mailing Address</b> 4020 Ajinomoto Drive Raleigh, NC 27610	<b>Email</b> burnst@ajiusa.com	
<b>Project Contact Person</b> Tommy Burns	<b>Phone</b> 919-219-5905	<b>Fax</b>
<b>Contact Person's Mailing Address</b> 4020 Ajinomoto Drive Raleigh, NC 27610	<b>Email</b> burnst@ajiusa.com	
<b>Property Owner Signature</b> 	<b>Email</b> burnst@ajiusa.com	
<b>Notary</b>  Sworn and subscribed before me this <u>11<sup>th</sup></u> day of <u>January</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b>    <div style="border: 1px solid black; padding: 5px; width: fit-content;"><b>MARY M CLARK</b> NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 10-3-2018.</div>	





[illegible]

1723962582  
AJINOMOTO USA INC  
4020 AJINOMOTO DR  
RALEIGH NC 27610-2911

1723765231  
WAKE COUNTY  
WAKE COUNTY ATTORNEY'S OFFICE  
PO BOX 550  
RALEIGH NC 27602-0550

1723778041  
DUKE REALTY LTD PRTNHSP  
PO BOX 40509  
INDIANAPOLIS IN 46240-0509

1723778358  
DUKE REALTY LTD PRTNHSP  
PO BOX 40509  
INDIANAPOLIS IN 46240-0509

1723788360  
RA JEFFREYS DISTRIBUTING COMPANY  
LLC  
420 CIVIC BLVD  
RALEIGH NC 27610-2967

1723852066  
AJINOMOTO NORTH AMERICA INC  
4020 AJINOMOTO DR  
RALEIGH NC 27610-2911

1723854087  
AJINOMOTO NORTH AMERICA INC  
4020 AJINOMOTO DR  
RALEIGH NC 27610-2911

1723857099  
AJINOMOTO USA INC  
4020 AJINOMOTO DR  
RALEIGH NC 27610-2911

1723859061  
MARSHALL, JO ANNE  
12112 THARRINGTON RD  
WAKE FOREST NC 27587-7384

1723885304  
DILLON SUPPLY COMPANY  
PO BOX 14535  
RALEIGH NC 27620-4535

1723888296  
HORIZON HOLDINGS NC LLC  
C/O BAILLIE LUMBER CO  
PO BOX 6  
HAMBURG NY 14075-0006

1723949962  
PS NC II LP LTD PTNRP  
701 WESTERN AVE  
GLENDALE CA 91201-2349

1723951049  
MARSHALL LOCKSMITH SERVICES INC  
4205 POOLE RD  
RALEIGH NC 27610-2932

1723953017  
CAROLINA GEORGIA PROPERTIES  
4250 GOLF ACRES DR  
CHARLOTTE NC 28208-5863

1723954085  
CAROLINA GEORGIA PROPERTIES  
4250 GOLF ACRES DR  
CHARLOTTE NC 28208-5863

1723986172  
PS NC III LP  
DEPT-NC-25866  
PO BOX 25025  
GLENDALE CA 91221-5025

1733052434  
408 SOUTH ROGERS LANE ASSOCIATES  
LLC  
2611 PHILMONT AVE  
HUNTINGDON VALLEY PA 19006-5301

1733053156  
PS NC II LP LTD PTNRP  
701 WESTERN AVE  
GLENDALE CA 91201-2349

1733053769  
T516 LLC  
516 S NEW HOPE RD  
RALEIGH NC 27610-1478

1733062190  
TWS ASSOCIATES LLC  
508 S NEW HOPE RD  
RALEIGH NC 27610-1478

1733062441  
MASSENGILL, EMORY C TRUSTEE  
MASSENGILL, BETTIE LUE...  
4811 COMELIA DR  
RALEIGH NC 27603-4201

1733079018  
CHARLES RIVER LABORATORIES INC  
(NAME CHANGE)  
251 BALLARDVALE ST  
WILMINGTON MA 01887-1096